

## Chaumiere Farm

La Chaumiere Des Collines, "The Cottage of the Hills" also known as Chaumiere Farms circa 1927. An incredible estate consisting of 500+/- acres set in the heart of the Ozark foothills with spring-fed lakes and creeks throughout the property. Wildlife thrives on the land in its natural state with plentiful deer, turkey, bobcat, and of course, foxes, ducks, and geese. Chaumiere Farm is full of history, the original estate was developed by the Woodson K. Woods family of St. Louis's own Ralston Purina and has been lovingly enjoyed by the sellers for over 30 years. Originally part of a much larger land holding, the property was then split between family members and 5,300 acres gifted to the Missouri Department of Conservation as the Woodson K. Woods Conservation area. Beauty abounds as you stroll the marked trails, lazily fish the stocked lake, or have morning coffee watching the sunrise from the front porch of the main house.

The property has a total of 2 lakes/ 2 ponds. 2 of the lakes are spring fed by the spring is known as Beaver Spring.

Beaver Spring produces, according to the Department of Natural Resources, 129,000 gallons per day but the spring has not been flow tested since 1925. Beaver Spring issues from the base of a low hill and flows about 100 feet through an artificial rock-lined canal before entering two ponds forming attractive surroundings for the permanent homes of the property.

The property has spring-fed creeks and is fenced; the fencing is barbed wire fencing and wood fence. The property is, also, improved with a well and 3 septic systems. The topography of the subject is level to hilly with elevations of 800 feet to 950 feet.

The wooded pasture area and wooded area is mixed hardwoods. The woods on the subject property appear to be of home-use quality, and there may be some marketable timber.

**Main Residence:** The residence is a one-story residence with 2,017 sq. ft. The home is on a partial basement of 230 sq. ft. and a partial crawlspace and is constructed with concrete foundation and footings. The exterior of the home is a mix of limestone, log, and stucco exterior on wood framing. The roof is a wood shake roof on wood trusses and wood decking. Windows are thermal with aluminum screens and are casement and double-hung windows. The windows have shutters on the exterior that are functional. The exterior doors are wood. Heat is propane and electric forced air heat. There is central air throughout. There are four fireplaces in the home, and they are in the two bedrooms and at each end of the great room.

The interior of the home has a kitchen with plank flooring, a drop-in range, 2 dishwashers, and disposal. There is a full bath in the master suite with a slate tile floor, drywall walls and a tile shower. The  $\frac{3}{4}$  bath has hardwood floor, board and batten

walls, and a corner shower with ceramic tile walls. The ½ bath has plank floor and log and drywall wall. The great room has a plank floor and the ceiling is wood and vaulted. The fireplaces in the great room are stone. The bedrooms have plank floors with some tongue and groove pine walls. Ceilings have ceiling tiles. The laundry room has a plank floor and drywall walls.

The basement is unfinished and houses the furnaces, e.g., propane and electric. There is a propane water heater, water softener, dehumidifier, and a utility sink.

The home has a patio and porch that is concrete and Bluestone.

The home was built in 1936 but has had an addition since its original construction.

**Guest Cottage:** The guest cottage is 1,000 sq. ft. The cottage is log and cedar siding with a composition shingle roof. The windows are aluminum-clad wood casement windows. Foundation is concrete block and poured concrete. The home is on a crawlspace. The roof is a composition shingle on wood decking. There is a 50-gallon electric water heater. The interior is a kitchen/dining room with hardwood floor and tongue and groove pine walls.

Kitchen has a built-in microwave, range and a dishwasher and a disposal. There are three bedrooms that have log walls and hardwood flooring. The rear bedroom has a vaulted ceiling. The foyer is wood flooring. The ¾ bath and full bath have hardwood floors and tongue and groove walls. The guest cabin comfortably sleeps 8.

The cottage has been updated and maintained.

**Barn with living quarters:** The barn is 30' x 62' or 1,860 sq. ft. It is stone walls that are 5' in height with the remainder of the outside wall that is siding and wood shake. The building is 1.5 story with living quarters.

The roof is composition shingle on wood decking. The barn does have a guttering system. The barn has a lean-to of 864 sq. ft. It is used as a garage and has an overhead door. The floor in the lean-to/garage is rock. The tack room and feed room have plank walls and concrete floors. The walkway in the center of the barn is concrete. There are 10 stalls with an earthen floor. The stalls are oak construction with oak boarding.

The second level has a deck of 192 sq. ft. and a loft area of 192 sq. ft. The living area is 1,296 and includes a great room with a vaulted ceiling, an office/bedroom, a bedroom with carpet and tongue and groove pine walls, and two full baths.

**Open-faced Shed:** The open-faced shed is 1,000 sq. ft. and has a rock floor, composition shingle roof, and pole frame construction. The shed was built in 2003.

**Sun Shelter:** The sun shelter is 20' x 20' and is wood frame and a composition shingle roof on wood decking.

There is a training arena that is 140' in length and 90' in width. The arena is oval and is used as a training pen. There is a round training ring that is 48' in diameter. There is a mix of wood fencing and barbed wire fence. The wood fencing is 3 horizontal slats on wood post.

**Pump House:** The pump house is 140 sq. ft. and is stone construction. It houses the well and pump.

## Significant Improvements since 1990

- 1990** – Rebuilt Cabin & Built Addition
- 1995** – Dug & Cleaned out Lower Lakes & Lake Wannabe
- 2003** – New Fencing
- Removed Garage and Porch
  - New Fully equipped kitchen
  - New bathrooms & closets
  - Addition of long utility room & bath
  - New roof, exterior stucco walls & Window shutters
  - New Driveway
  - New Raised ground & garden area
  - New Septic tank – main house
- 2004** – Remodeled barn for 2-bedroom apartment in loft
- New roof on barn and siding to enclose
- 2005** – Horse arenas & circle pen
- 2008** – New furnace in the Main house
- Added lean-to onto the barn
- 2010** – Replaced Cedar roof main house
- New storage shed for farm equipment
- 2012** – Added Bluestone patio for the main house
- 2018** – New LG front loading washer & steam dryer
- 2020** – Replaced stone walls along the drive
- Replaced kitchen flooring
  - New fence: Paddock, both sides of drive & left of house
  - New HVAC for cabin
  - Overhead doors for barn lean-to
- 2021** – Iron gates with locks, Fencing & loping shed